

027.A

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

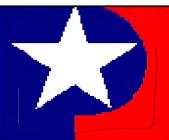
617,900 / 617,900

USE VALUE:

617,900 / 617,900

ASSESSED:

617,900 / 617,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
94		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: SLOTNICK LAURENCE J ETAL / TRS

Owner 2: AMERS REALTY TRUST

Owner 3:

Street 1: 94 GRAFTON ST #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ROCCO ELIZABETH G -

Owner 2: -

Street 1: 94 GRAFTON ST #2

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Wood Shingle Exterior and 1690 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			BK:17959 PG:336 643-6387, Building Number 1.											
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: BROWN				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir: N - NONE				FrpL:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)				CONDO INFORMATION				Lvl 2											
Year Blt: 1912	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict:	Fact: .			Floor: 1 - 1st Floor				Totals RM: 8 BR: 3 Bath: 1 HB											
Const Mod:				% Own: 50.000000000															
Lump Sum Adj:				Name: 64 - 7022															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:				No Unit	RMS	BRS	FL				
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:				1	8	3	2				
Sec Int Wall: %				Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors: %				Total:	18.6 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 295.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.27130175				General:											
Electric: 3 - Typical				Const Adj.: 0.98990101															
Insulation: 2 - Typical				Adj \$ / SQ: 371.247															
Int vs Ext: S				Other Features: 59000															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 755047															
% Com Wall	% Sprinkled:			Depreciation: 140439															
				Depreciated Total: 614609															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make: Model: Serial #: Year: Color:																			
SPEC FEATURES/YARD ITEMS				PARCEL ID				027.A-0001-0002.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102				3,300			3,300

